146.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,100 / 774,100
					USE VALUE:	774,100 / 774,100
					ASSESSED:	774,100 / 774,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANNON LAWRENCE W/ETAL
Owner 2:	BANNON MARY F
Owner 3:	
Street 1:	14 HILLCREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,313 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5313.000	310,600		463,500	774,100
Total Card	0.122	310,600		463,500	774,100
Total Parcel	0.122	310,600		463,500	774,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.09 | /Parcel: 542.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	95818
GIS Ref	
GIS Ref	
Insp Date	04/24/18

!11411!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,700	0	5,313.	463,500	774,200	774,200	Year End Roll	12/18/2019
2019	101	FV	268,200	0	5,313.	434,500	702,700	702,700	Year End Roll	1/3/2019
2018	101	FV	267,900	0	5,313.	359,200	627,100	627,100	Year End Roll	12/20/2017
2017	101	FV	267,900	0	5,313.	330,300	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	267,900	0	5,313.	301,300	569,200	569,200	Year End	1/4/2016
2015	101	FV	252,900	0	5,313.	295,500	548,400	548,400	Year End Roll	12/11/2014
2014	101	FV	252,900	0	5,313.	274,600	527,500	527,500	Year End Roll	12/16/2013
2013	101	FV	252,900	0	5,313.	261,300	514,200	514,200		12/13/2012

PRINT

Date	Time
12/11/20	01:35:07

LAST REV

Date	Time
05/14/18	08:53:25
apro	
11411	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANNON LAWRENCE	26932-528		12/24/1996			No	No		A

USER DEFINED

Prior Id # 1:	95818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2008	168	Redo Bat	24,000			G9	GR FY09	
7/1/2003	524	Redo Kit	73,520	C		G6	GR FY06	NEW WNDWS IN SUNRM

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Inspected	345	PATRIOT
1/29/2009	Measured	372	PATRIOT
7/11/2005	Permit Visit	BR	B Rossignol
4/19/2000	Inspected	264	PATRIOT
11/16/1999	Measured	153	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5313		Sq. Ft.	Site		0	80.	1.09	9									463,510						463,500	

Total AC/HA: 0.12197 | Total SF/SM: 5313 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 463,510 | Spl Credit | Total: 463,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	102300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348251
Depreciation:	37611
Depreciated Total:	310640

COMMENTS

RECK BATH 1/10 BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

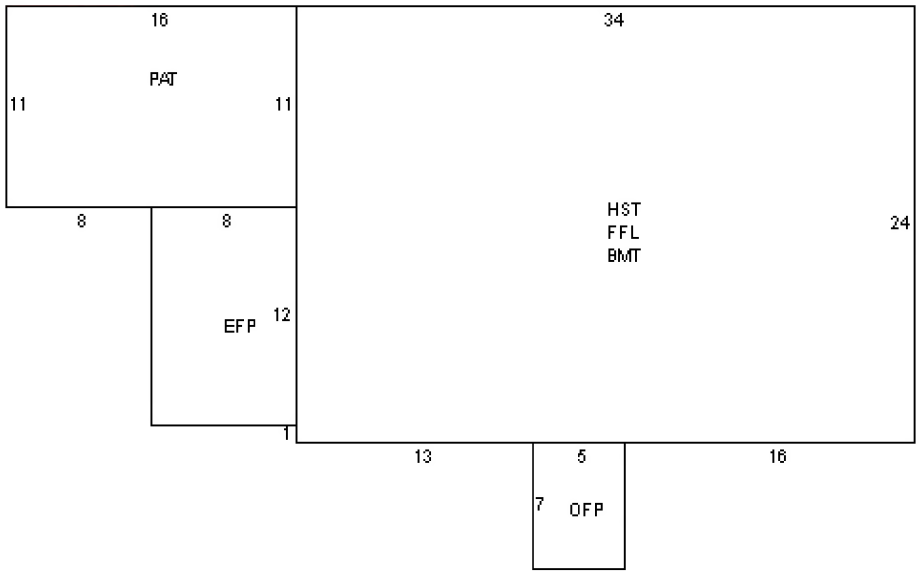
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.35
Special Features:	0	Val/Su Net:	132.34
Final Total:	310600	Val/Su SzAd	253.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	42.860	34,973
FFL	First Floor	816	140.320	114,500
HST	Half Story	408	140.320	57,250
PAT	Patio	176	4.340	763
EFP	Enclos Porch	96	55.020	5,282
OFP	Open Porch	35	43.560	1,524

Net Sketched Area:	2,347			Total:	214,292
Size Ad	1224	Gross Are	2755	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	